



# NOTICE OF PUBLIC HEARING APPEAL TO CITY COUNCIL

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**DATE OF MEETING:** TUESDAY, FEBRUARY 1<sup>st</sup>, 2022  
**TIME OF MEETING:** 2:00 P.M.  
**PLACE OF MEETING:** VIRTUAL HEARING  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR,  
CITY ADMINISTRATION BUILDING,  
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

**PROJECT TYPE:** APPEAL OF THE ENVIRONMENTAL DETERMINATION FOR A  
COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT  
PERMIT; MITIGATED NEGATIVE DECLARATION; PROCESS THREE.

**PROJECT NO:** 624464  
**PROJECT NAME:** 7248 ENCELIA / 7231 ROMERO CDP/SDP

**APPLICANT:** Education Lab Architects

**COMMUNITY  
PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT**  
Xavier Del Valle; (619) 557-7941 / [xdelvalle@sanidiego.gov](mailto:xdelvalle@sanidiego.gov)

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**PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:**

Appeal of the Environmental Mitigated Negative Declaration determination pursuant to California Environmental Quality Act Section 21151(c). The project requests a Coastal Development Permit and Site Development Permit to allow the demolition of an existing two-story, 5,022 square-foot single family residence at 7248 Encelia Drive (Encelia property) that was damaged due to a landslide that took place at 7231 Romero Drive (Romero property) and constructing a new single-family residence on each property. The Encelia property proposes a three-story, 8,641 square-foot single family residence with open carport and site improvements, and the Romero property proposes a three-story, 4,945 square-foot single family residence with 3,267 square-foot basement/garage and site improvements. A lot line adjustment is also proposed to create a 0.44-acre lot on the Encelia property and a 0.23-acre lot on the Romero property to construct a residence on each property.

The 0.67-acre site is in the RS-1-4 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, Fire Brush Zone 300-foot Buffer Area, Fire Hazard Severity Zone, Parking Impact Area, and contains Environmentally Sensitive Lands (Steep Hillsides) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas.

The Mitigated Negative Declaration was adopted by the Hearing Officer of the City of San Diego on September 15, 2021. The scope of the subject hearing only includes the environmental determination and not the Coastal Development Permit and Site Development Permit.

**The decision of the City Council is final.**

## **COVID-19 STATE OF EMERGENCY COMMUNICATIONS**

Until further notice, City Council meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), as amended by Assembly Bill 361 effective September 16<sup>th</sup>, 2021, which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City Council has determined meeting in person would present imminent risks to the health or safety of attendees.

During the State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, most, if not all, City Council members will be participating in the City Council meetings via a virtual teleconference platform. There will be no members of the public in attendance at the City Council meetings. We are providing alternatives to in-person attendance for participating in City Council meetings.

Members of the public may provide public comment via telephone or ZOOM platform during the February 1<sup>st</sup>, 2022, City Council meeting. Instructions for providing virtual testimony will be posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results> prior to the hearing, and on the meeting agenda. The amount of time allotted for each speaker will be determined in the discretion of the chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the

queue for that item. Any changes to the format of City Council meetings during the proclaimed State of Emergency can be found on the City Clerk's website (<https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results>) as well.

Comments may also be submitted electronically using the City Clerk [webform](https://www.sandiego.gov/form/agenda-comment-form) at <https://www.sandiego.gov/form/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met please send materials to [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov).

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by **FAX: (619) 533-4045**. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at [http://sandiego.granicus.com/player/camera/5?publish\\_id=1648](http://sandiego.granicus.com/player/camera/5?publish_id=1648).

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

#### **REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

**Notice date: 01-18-2022**

**ELIZABETH MALAND  
SAN DIEGO CITY CLERK**